

T09N-R01E-35\_0000\_MCS

Owner/Developer:  
Schell Group, LLC, owners of the real estate shown and described herein, does hereby certify,  
layoff and plat lots numbered 1 & 2 to be known as North Shore Minor  
SUBDIVISION, FINAL PLAT. Right-of-Way not heretofore dedicated are hereby  
dedicated to Monroe County, Indiana.

**In accordance with this plat and certification, this plat shall be known as North Shore Minor SUBDIVISION, FINAL PLAT.**

There are building setbacks on the Plat upon which no structures may be erected or maintained.

Witness my hand this       day of       , 2008.

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John Schell

(Date) \_\_\_\_\_

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Lora Scheil

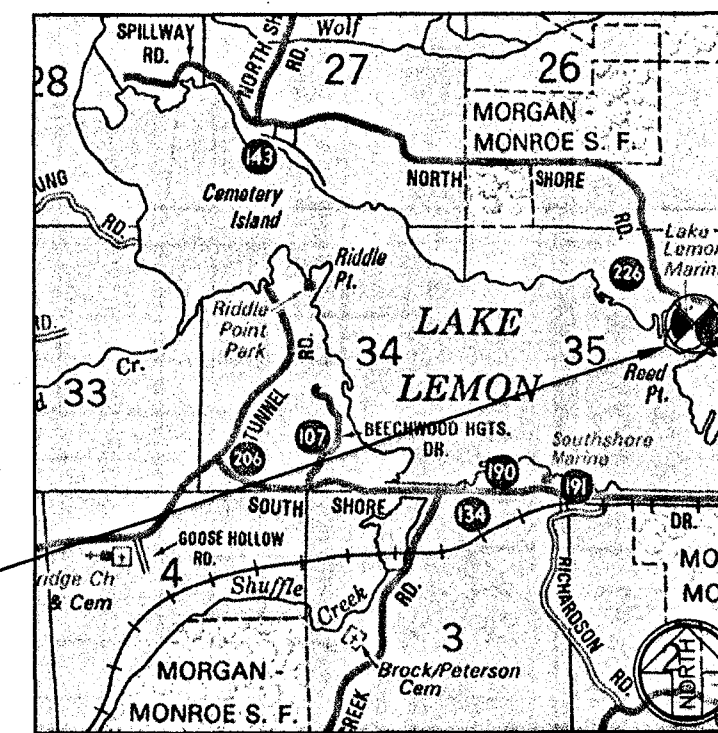
(Date) \_\_\_\_\_

## DESIGNER(S) &amp; SURVEYOR(S)

**ERIC L. DECKARD**  
1604 S. HENDERSON STREET  
BLOOMINGTON, IN 47401  
(812) 961-0235

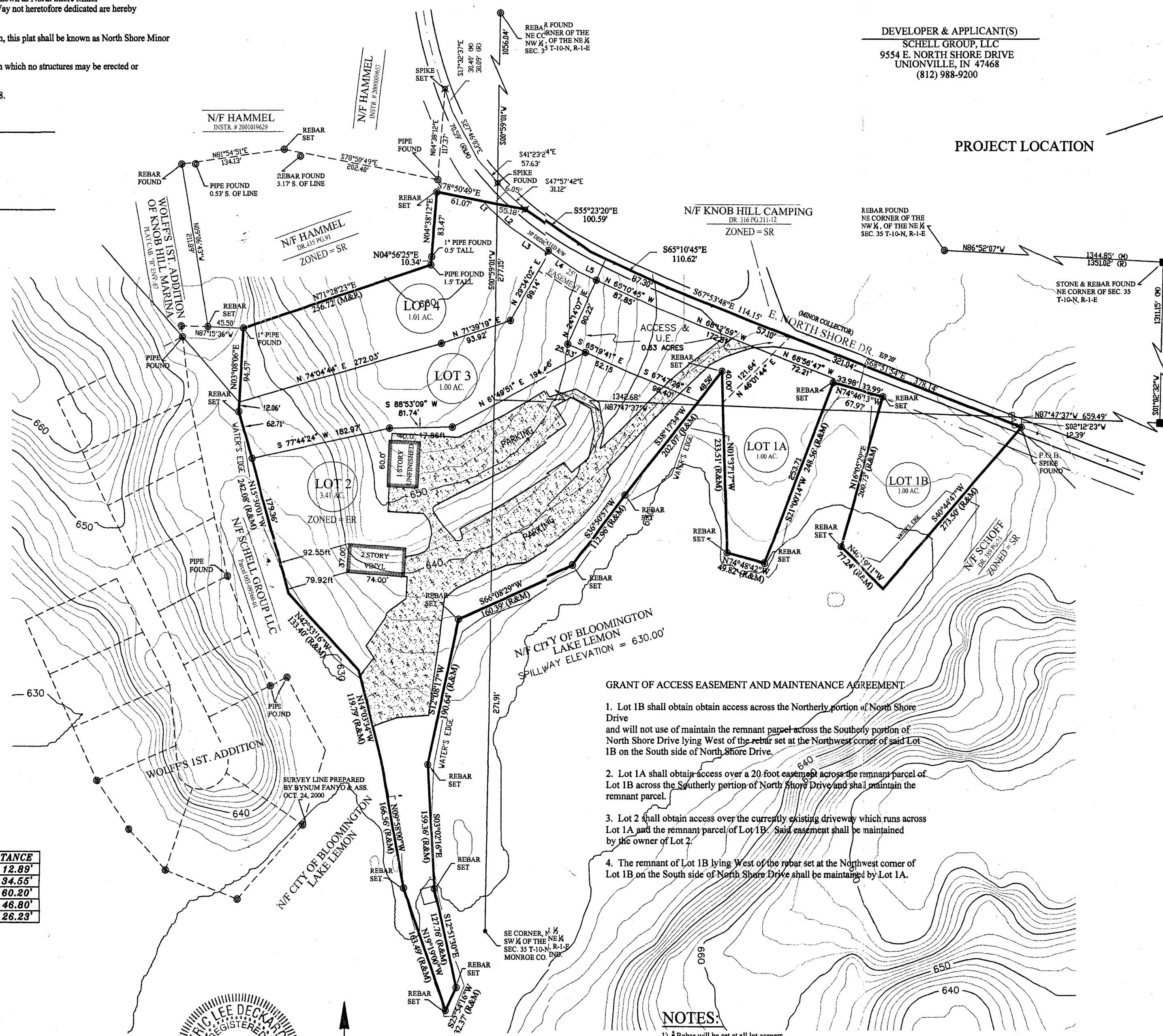
## DEVELOPER &amp; APPLICANT(S)

SCHELL GROUP, LLC  
9554 E. NORTH SHORE DRIVE  
UNIONVILLE, IN 47468  
(812) 988-9200



### LOCATION MAP

## PROJECT LOCATION



## SETBACK TABLE













Zoning: Lots 3 & 4 - Estate Residential  
 Lot 2 - Limited Business  
 Set backs: Front - 35' (From R/W of Minor Collector)  
 Right-of-Way - 30' Dedicated

LOT 1A/LOT 1B, LOT 3, LOT 4 (Estate Residential)  
Side - 15' for Residential/Accessory Structures  
Rear - 35' for Residential/Accessory Structures

**LOT 2 (Limited Buisness)**  
**Side - 6' for Residential/ Accessory Structures**  
**Rear - 25' for Residential/ Accessory Structures**

Finish floor to be no lower than 637.0 feet.  
These lots are for "Single Family" use.

### LEGEND

-  STONE FOUND  
 UTILITY POLE  
 REBAR FOUND  
 REBAR SET  
 PK NAIL SET  
 RR SPIKE FOUND  
 IRON PIN FOUND  
 HIGHWAY BOX  
 TREES  
 WOOD POST FENCE  
 FENCE  
 TREE LINE  
(R) RECORD  
(M) MEASURED

## CERTIFICATION

The within survey was performed without benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 13 day of March, 2008.

Eric L. Deckard  
Registered Surveyor LS29900012  
State of Indiana

NOTES:

- 1) ~~§~~ Rebar will be set at all lot corners.
- 2) Source of title, Schell Group LLC, Inst. No. 2004014139.
- 3) Fieldwork Completed 2005.
- 4) Bases of Bearing (assumed).
- 5) I affirm, under penalty for perjury, that I have taken responsible care to redact each Social Security number in this document, unless required by law.

### DESCRIPTION

Lot 2 in North Shore Flinal Plat, as found in Plat Cabinet D, Envelope 44 in the office of the Monroe County Recorder, Monroe County, Indiana.

## DECKARD

**LAND SURVEYING**  
604 S. HENDERSON STREET  
BLOOMINGTON IN. 47401  
TELEPHONE (812)961-0235  
FAX (812)323-7536  
ERICHECK ARD1@MSN.COM



**JOB TITLE**

**NORTH SHORE  
AMENDMENT ONE PRELIMINARY PLAT  
A PART OF SECTION 35 T10N, R1E**

[illegible]

SURVEYED	ELD	DRAFTED	AEW	CHECKED	ELD	DATE
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JOB NUMBER	05-07
SHEET	1
OF	1
DATE	03/13/08
BDRY.SHT	

RECEIVED

8006 21 8072

MONROE COUNTY PLANNING



Samuel A. Smith - To one day in Receiving road \$1.00  
 as chain bearer 1.00  
 Total \$2.00

H. B. Campbell - To one day in Receiving road \$1.00  
 as flag bearer 1.00  
 Total \$2.00

ax man \$1.00  
 Grand Total \$13.70

I hereby certify that the foregoing Survey of Road & field  
 notes and Services of chainmen flagman  
 are correct and true given under my hand and Seal of  
 office this 23<sup>d</sup> day of May 1870

M. H. Buskirk

Sur. of Monroe County

June 24<sup>th</sup> & 25<sup>th</sup> 1870

Surveyed in Section 85 T. 9 R. 1 East for Simon Skinner  
 Henderson Myers and others and established corners as  
 per plat and field notes below



A Sand Stone marked +  
 Witnessed by W Oak 25 N 42 1/2° E 28 1/4  
 White Walnut 10 S 78° W 17

B Sand Stone marked +  
 Witnessed by Beech 10 S 10° E 17  
 Beech 18 N 60° E 15 1/2

C Sand Stone marked +  
 Witnessed by R Oak 20 S 31 1/2° E 35  
 Hickory 6 S 82 1/2° W 15



The foregoing Survey was made in accordance with the following notice which was published in the Bloomington Progress a weekly newspaper published at Bloomington Ind

### Notice of Survey

Notice is hereby given to Henderson Myers Isaac Bollington Wm Sprague John Miller and all others that may be interested that I will together with the County Surveyor of Monroe County Ind proceed on Friday the 24<sup>th</sup> day of June 1876 to establish and perpetuate and establish all the lines and corners necessary to be established in Sec 35 T 9 R 1 E Said Survey will begin at 9 O'clock A M on said day commencing at the S W corner of the same and continues from day to day until completed

Simpson S Skirvin  
June the 8<sup>th</sup> 1876

A true copy witness my hand and Seal this  
the 30<sup>th</sup> day of June 1876

W H Buckner  
R. C. S.

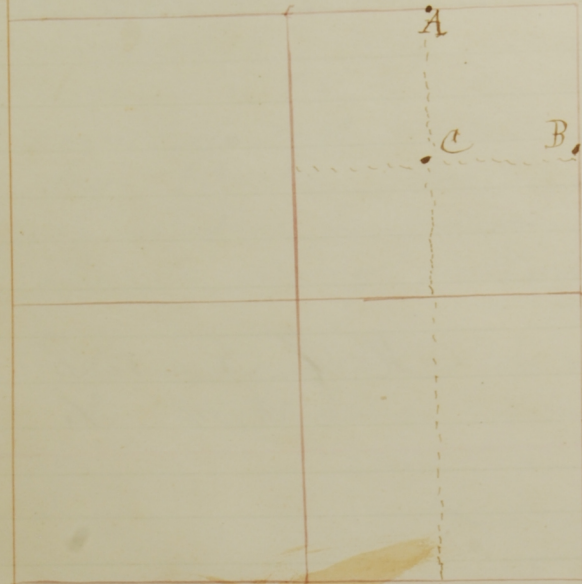
August the 27<sup>th</sup> 1870

The following Survey of a road in Van Buren Township was done in compliance with an order from the board of County Commissioners

Commenced at the Eastern 1/2 m of Sec 27 T 8 R 2 W and Western 1/2 mile part of Sec 26 T 8 R 2 W witness trees Hickory 10 S 13 E 11 Iron wood 6 S 31 E 7 running thence N 5° W 159 Poles and 8 1/2 links to corner of Sections 22, 23, 26 & 27. Witness gum 6 N 20 W 21 links dist thence N 5° W a distance of 86 Poles and 26 1/2 links to a stake thence N 18° E a distance of 10 Poles and 2 links to a stake thence N 24° W a distance of 12 Poles to a stake thence N 5° W a distance of 48 Poles and 58 1/2 links to the Eastern 1/2 mile part of Section 22 T 8 R 2 W witness trees Elm 6 S 29° W 6 poplar 10 S 84 E 8 thence S 85° W a distance of 80 Poles to a stake thence N 8° W a distance of 148 Poles and 4 links to a point in the Bloomington Road 10 Poles and 16 links South



Section 35 T 9 R 1 E



May the 24<sup>th</sup> & 25<sup>th</sup> 1881  
Sworn in Section 35 T 9 R 1 E  
and established corners  
as follows to wit

A { N.W. corner of N.E. 1/4 of N.E. gr  
Hickory 14 S 23° W 29 lks  
Hickory 12 N 37° W 51 1/2 "

B { Average dist between N.E. cor & E 1/2 cor  
Hickory 10 S 14 1/2° W 12 lks  
Beech 12 S 78° E 51 lks

C { Center of N.E. gr  
White oak 36 S 8° W 10 lks  
Beech 15 S 62° E 30 lks

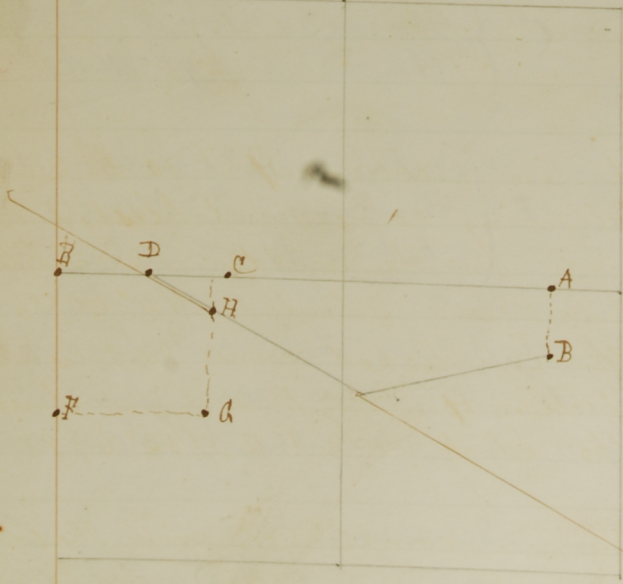
NOTICE OF SURVEY.  
Notice is hereby given to all non-residents, and all others interested, that I will proceed together with the County Surveyor, of Monroe county, Indiana, or his Deputy, on Tuesday the 24th day of May, 1881, to run and establish all the lines and corners necessary to be established in Section 35, Town 9 Range 1 East, commencing at the North-east corner of said Section, at 10 o'clock, a.m. on said day. All parties interested are requested to be present at said time and place else the survey will proceed in your absence.  
May 7, 1881. SARAH LONG.

James Stephens Chairman  
Paddy Stephens sworn  
David Stout flagman  
Thomas Bradlove sworn

The above was done in compliance with accompanying notice which was published in the Saturday Courier a weekly newspaper published in Bloomington Ind for three weeks previous to the commencement of said survey

M. H. Baskirk M.C.S.

Section 3 T 10 R 2 W



June 15<sup>th</sup> 1881.  
Made the following survey and established the following corners in Section 3 T 10 R 2 West commenced at a point 46 1/2 Poles west of the E 1/2 cor (A) witness Black walnut 5 N 5.6 22 lks Black walnut 6 S 38 1/2° W 49 lks Thence S 4 1/2° E 40 Poles and established corner (B) witness wild cherry 13 N 10° E 28 lks Apple tree 5 S 18° E 39 lks Thence S 61° W 107 Poles 13 lks and drove stake in the old

Indian bound  
N 34° W 18  
at 10 1/2 m  
corner (C)  
White oak  
established  
line east of  
at 47° E 75  
interior  
consenting to  
Joseph J. B.  
Joseph J. B.  
James A. B.

June 16<sup>th</sup> 1881  
M  
at 10 1/2 m  
corner (C)  
White oak  
established  
line east of  
at 47° E 75  
interior  
consenting to  
Joseph J. B.  
Joseph J. B.  
James A. B.

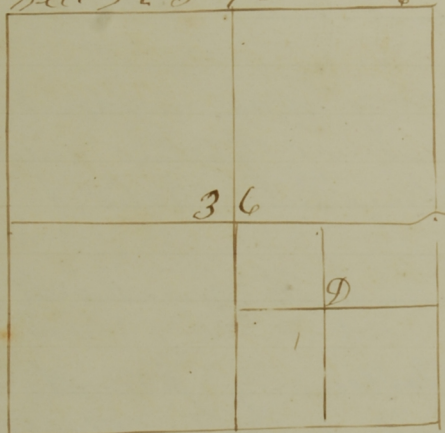
August 14<sup>th</sup> 1881  
and established  
at the center of  
in a drift  
stone planted N  
west of N.E. C  
will cherry 4 N  
the above survey



Tuesday Nov. 25, 1890 met Benjamin D. Whisman  
Madison Houston & George W. Thornton by agreement  
to make a survey of sec. 32 T. 10 N., R. 1. W. and organized  
by swearing Benjamin D. Whisman & Jacob M. Wampler  
chainmen & D. H. Wampler flagman. Reestablished the  
center of S. E. qr of said sec. and on proceeding to make  
said survey I ascertained that it would involve parties  
not notified or consenting. I therefore adjourned  
official work without day.

Witness { Elm 5 in N 14 E 14 1/2 lbs  
{ " Elm 2 in S 41 W 53 3/4

Sec. 32 T. 9. N. R. 1. E

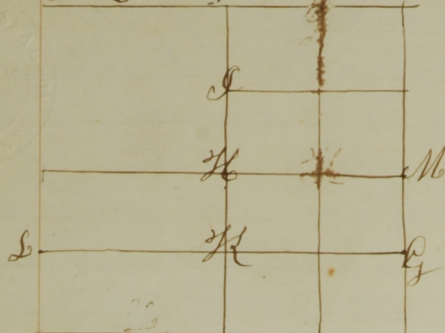


The above is a true statement  
of the work officially done

Geo. B. Nader M. L. S.

Survey of Sec. 35 Town 9.  
Range one E made pursuant to notice published  
for 3 weeks in the Bloomington Courier by John  
O. Polley. Met Dec. 23, 1890 at John O. Polley's, time  
and place designated in publication and organized  
by selecting James O. Feltner, Wm L. Polley, Hilford O.  
Shirvin, Wm. L. Moser as chain Bearers & alternate  
ly & Wm. Allton as flag bearer. The same being  
duly sworn & instructed we made the following  
survey as shown by plat said survey ending on  
Dec 27<sup>th</sup> 1890

Sec. 35 T. 9. N. R. 1. E



W { oak 10 in N 86 1/2 W 23 1/2 lbs  
G { " oak 9 in N 37 1/2 W 30 "  
H { B. oak 6 in N 6 W 31 lbs  
{ oak 3 in N 79 W 43 3/4 "  
G { Hickory 2 in S 86 E 9 3/4 lbs  
{ " 2 in N 25 W 26 lbs  
H { B. oak 6 in S 70 E 65 lbs  
{ " " 6 in S 75 W 25 3/4 "  
L { B. oak 5 in S 10 E 6 lbs  
{ " " 6 in N 54 E 2 1/4 "

M { B. oak 5 in N 18 W 38 lbs  
{ W oak 5 in S 7 W 22 "

I hereby certify the foregoing to be a true copy  
of survey

Geo. B. Nader M. L. S.